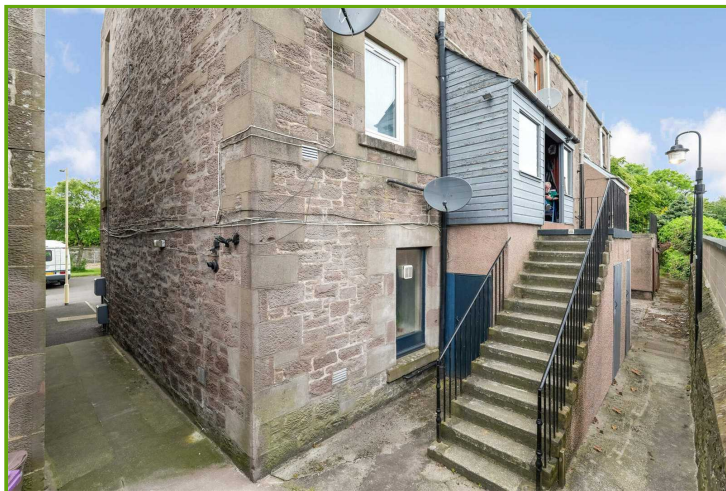
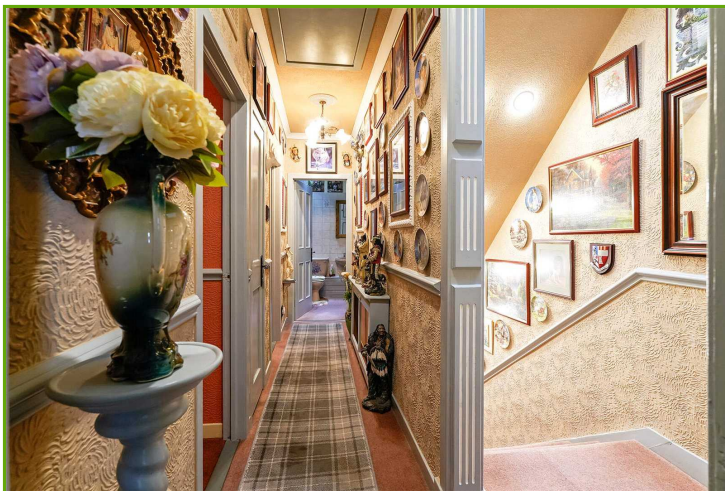
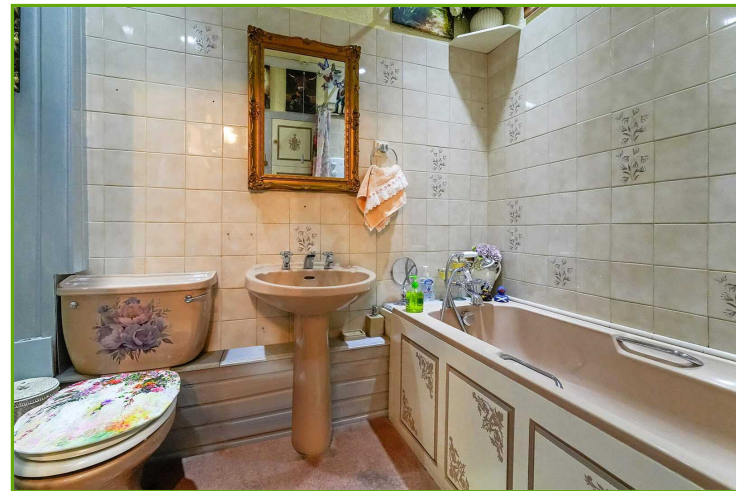




4 Albert Place, Brechin, DD9 7DJ

Offers Over: £100,000



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4 Albert Place, Brechin, Angus, DD9 7DJ
Offers Over: £100,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: C

Generously proportioned maisonette apartment in a quiet location in Brechin,

Description

This generously sized 2-bedroom first floor maisonette offers spacious and versatile accommodation, ideal for first-time buyers, small families or investors. Accessed via external stairs leading to a private front door on the first floor, the property provides bright and well-proportioned living space throughout. The accommodation comprises a spacious living room, dining kitchen, two double bedrooms, a separate box room/study and a bathroom. Externally, residents benefit from access to a communal garden, drying area, and residents’ parking. Some of the furniture left in the property can be included in the sale or sold by separate negotiation.

Hallway

The main entrance hallway gives access into the dining kitchen, living room, and stairs to the first floor.

Dining Kitchen

The dining kitchen has plenty of worktop and cupboard space, and room for a dining table and chairs. The kitchen includes an integrated fridge-freezer, and other appliances such as cooker, and a washing machine, can be included in the sale or sold by separate negotiation.

Living Room

The living room is spacious with room for different lounge furniture arrangements. Living room can also be used as another dining area. The big windows allow plenty of natural light in.

Bedroom 1

Bedroom 1 is a large double bedroom with a built in storage cupboard. The bed and the dressing unit can also be included in the sale.

Bedroom 2

Bedroom 2 is another large double bedroom with built in storage.

Box Room

This room could be used as a single bedroom, and office or a nursery.

Bathroom

The bathroom comprises of a shower over bath, w.c., and wash basin.

External

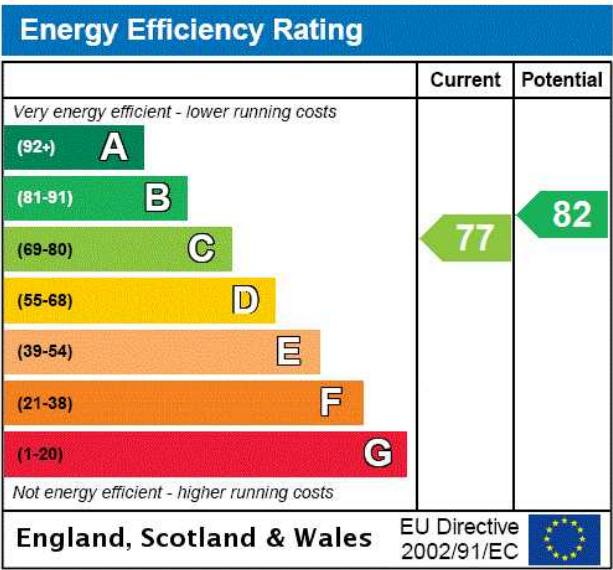
There are shared garden ground and a drying area outside the property. The property also benefits from residents off street parking, and a private storage cellar.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

